



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

STAFF REPORT

LPB 114/21

Property Name: former US Marine Hospital campus / Pacific Hospital

Address: 1200 12th Avenue S

Features and Characteristics for which a Certificate of Approval is required:

See Ordinance No. 116055

Summary of proposed changes: Preliminary design of two apartment buildings (6-7 stories), with landscaping and site improvements on the north parking lot; including select tree removal, and demolition of non-historic utilitarian structures.

PROPOSED MOTION FOR PRELIMINARY APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Preliminary Certificate of Approval for the proposed height, bulk, and scale of the new buildings, site alterations, and select tree removal, on a portion of the site known as the “north lot” at the former U.S. Marine Hospital, at 1200 12th Avenue S, as per the attached submittal.

Although the preliminary design illustrates overall intent for the buildings and site, the scope of this application does not include approval of final details, materials, colors, patterns, textures, lighting, planting palette, signage, artwork, security equipment, or site furnishings. The scope of this application does not include proposed alterations to other designated features of the landmark, outside of the “north lot”.

EXPLANATION AND FINDINGS

This action is based on the following:

Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods

“Printed on Recycled Paper”

1. The Preliminary Certificate of Approval is approved on the condition of subsequent submittals and Landmarks Board separate approval of the final design of Phases I and II, as outlined in separate Final Certificate of Approval applications for those portions of the overall project.
2. The applicant is responsible for providing documentation of the licensed and insured facility, where designated features from the site may be stored and protected during construction, if being removed from the property.
3. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance No. 116055.*
 - a. While the proposal includes a major building addition to the north side of the designated site, the preliminary massing, scale, and character of the addition are subservient to the iconic form of the main hospital tower.
4. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*
 - a. The applicant explored and presented alternative layouts and massing of the buildings, to demonstrate to the ARC and Landmarks Board that the project approach is reasonable.
5. The factors of SMC 25.12 .750 C, D and 25.12.750 E are not applicable.
6. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (*or cite other applicable standards*):

Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.